

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 23/00430/COND
Date Received : 02.06.23
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of condition 35 (Drainage Strategy) attached to planning permission reference number 17/00862/OPM (Phase 1A-C).
Date of Decision : 09.08.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.

2. Application No : 23/00517/FP
Date Received : 04.07.23
Location : 108 High Street Stevenage Herts SG1 3DW
Proposal : Change of use and conversion of existing commercial premises (Use Class E) to form 1 no. two-bedroom dwelling (Use Class C3), associated bin store, cycle store and boundary treatment.
Date of Decision : 13.08.24
Decision: **Planning Permission is REFUSED**

For the following reason(s);

The future occupiers of the development would be impacted by noise from the established neighbouring commercial use at 112 High Street and the applicant has failed to demonstrate that suitable mitigation measures can be secured within their property to minimise the impact of this neighbouring noise pollution. As such, the proposal therefore fails to provide an acceptable living environment for future occupiers, contrary to the National Planning Policy Framework (2023), National Planning Practice Guidance, Policies FP8, GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), and the Council's Design Guide SPD (2023).

The proposal fails to demonstrate that it would accord with Policy TC10 by introducing a non-retail use at ground floor in a secondary retail frontage unit. As such, the proposal would not therefore be in accordance with Policy TC10 of the Stevenage Borough Local Plan 2011-2031 (2019), the National Planning Policy Framework (2023) and National Planning Practice Guidance to the detriment of the High Street shopping area.

3. Application No : 23/00906/COND
Date Received : 30.11.23
Location : Land To The West Of Lytton Way Stevenage Herts
Proposal : Discharge of condition 7 (external materials) and 8 (External lighting) attached to planning permission reference number 23/00239/FPM (As approved at appeal under reference: APP/K1935/W/20/3255692).
Date of Decision : 21.08.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.
4. Application No : 24/00082/COND
Date Received : 06.02.24
Location : Swingate House Danestrete Stevenage Herts
Proposal : Partial discharge of Condition 72 (Whole Site Condition SUDS) and Condition 74 (Phase 1A drainage pre commencement) attached to Planning Permission reference number 19/00743/FPM
Date of Decision : 31.07.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 24/00098/COND
Date Received : 13.02.24
Location : Swingate House Danestrete Stevenage Herts
Proposal : Partial discharge of Condition 19 (Construction Management Plan) attached to planning permission reference number 19/00743/FPM (Phase 1A - Swingate House)
Date of Decision : 26.07.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 24/00270/COND
Date Received : 15.04.24
Location : 7 The Forum Town Centre Stevenage Herts
Proposal : Partial discharge of condition 10 (construction management plan) and discharge of condition 15 (screening and enclosure of plant and machinery) attached to planning permission reference number 19/00647/FPM.
Date of Decision : 02.08.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 24/00275/CLPD
Date Received : 17.04.24
Location : 76 Kymswell Road Stevenage Herts SG2 9JS
Proposal : Lawful Development Certificate (Proposed) for a single storey rear extension
Date of Decision : 12.08.24
Decision : **Certificate of Lawfulness is APPROVED**
8. Application No : 24/00277/COND
Date Received : 17.04.24
Location : Gridserve Stevenage Electric Forecourt Knebworth Park Old Knebworth Knebworth
Proposal : Discharge of Condition 10 (drainage strategy)
Date of Decision : 13.08.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
9. Application No : 24/00367/FPH
Date Received : 22.05.24
Location : 62 Fairview Road Stevenage Herts SG1 2NR
Proposal : Erection of 2no. pitched roof rear dormer windows and 8no. rooflights to facilitate a loft conversion
Date of Decision : 20.08.24
Decision : **Planning Permission is GRANTED**

10. Application No : 24/00376/RM
Date Received : 28.05.24
Location : Garage Block 31 - 49 Spring Drive Stevenage Herts
Proposal : Application for approval of reserved matters (access, appearance, landscaping, layout, and scale) for residential development of 2no. three bed and 1no. two bed dwellings pursuant to outline permission 22/00487/OP
Date of Decision : 20.08.24
Decision : **Reserved Matters are APPROVED**
11. Application No : 24/00384/FPH
Date Received : 31.05.24
Location : 23 Shephall Green Stevenage Herts SG2 9XS
Proposal : Installation of 8 no. solar panels to existing roof.
Date of Decision : 12.08.24
Decision : **Planning Permission is GRANTED**
12. Application No : 24/00385/LB
Date Received : 31.05.24
Location : 23 Shephall Green Stevenage Herts SG2 9XS
Proposal : Listed Building Consent for installation of 8 no. solar panels to existing roof.
Date of Decision : 12.08.24
Decision : **Listed Building Consent is GRANTED**
13. Application No : 24/00386/COND
Date Received : 31.05.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 23 (Management & Maintenance of streets) attached to planning permission reference number 17/00862/OPM
Date of Decision : 26.07.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

14. Application No : 24/00391/FPH
Date Received : 04.06.24
Location : 15 Taywood Close Stevenage Herts SG2 9QP
Proposal : Erection of two storey side extension, first floor rear extension, single storey front extension and replacement garage.
Date of Decision : 30.07.24
Decision : **Planning Permission is GRANTED**
15. Application No : 24/00395/COND
Date Received : 06.06.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 35 (Drainage Strategy) attached to planning permission reference number 17/00862/OPM Phase 2 (23/00890/RMM) Miller Parcels only
Date of Decision : 09.08.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
16. Application No : 24/00397/FPH
Date Received : 06.06.24
Location : 157 Sish Lane Stevenage Herts SG1 3LP
Proposal : Erection of single storey rear extension
Date of Decision : 30.07.24
Decision : **Planning Permission is GRANTED**
17. Application No : 24/00398/FPH
Date Received : 07.06.24
Location : 154 Leaves Spring Stevenage Herts SG2 9BG
Proposal : Single storey front extension
Date of Decision : 31.07.24
Decision : **Planning Permission is GRANTED**

18. Application No : 24/00489/HPA
Date Received : 10.06.24
Location : 27 Beale Close Stevenage Herts SG2 0LS
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5m, for which the maximum height will be 3m and the height of the eaves will be 3m
Date of Decision : 07.08.24
Decision : **Prior Approval is NOT REQUIRED**
19. Application No : 24/00409/FP
Date Received : 13.06.24
Location : Hertford House Rutherford Close Stevenage Herts
Proposal : Elevational alterations involving replacement fenestrations and creation of balcony on rear elevation with canopy over, alterations to hard standing to provide level access and installation of ramp to bin store.
Date of Decision : 31.07.24
Decision : **Planning Permission is GRANTED**
20. Application No : 24/00411/FP
Date Received : 14.06.24
Location : Silkin Court Campkin Mead Stevenage Herts
Proposal : Installation of ramp to provide fire escape for disabled residents of first floor accommodation
Date of Decision : 31.07.24
Decision : **Planning Permission is GRANTED**
21. Application No : 24/00414/CLED
Date Received : 14.06.24
Location : Corey's Mill Beefeater Coreys Mill Lane Stevenage Herts
Proposal : Lawful Development Certificate (Existing) for continued use of the site as a Class E(b) Restaurant.
Date of Decision : 08.08.24
Decision : **Certificate of Lawfulness is APPROVED**

22. Application No : 24/00416/FPH
Date Received : 14.06.24
Location : 117 Fairview Road Stevenage Herts SG1 2NP
Proposal : Erection of single storey front extension.
Date of Decision : 09.08.24
Decision : **Planning Permission is GRANTED**
23. Application No : 24/00417/FPH
Date Received : 17.06.24
Location : Peacehaven London Road Stevenage Herts
Proposal : Installation of 1No air source heat pump to the front elevation
Date of Decision : 06.08.24
Decision : **Planning Permission is GRANTED**
24. Application No : 24/00424/CLPD
Date Received : 19.06.24
Location : 6 Collenswood Road Stevenage Herts SG2 9ER
Proposal : Lawful Development Certificate (Proposed) Loft conversion with dormer to rear and rooflights to front.
Date of Decision : 31.07.24
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 24/00431/TPCA
Date Received : 21.06.24
Location : 3 Essex Road Stevenage Herts SG1 3EZ
Proposal : Removal of Apple tree and removal of Holly tree
Date of Decision : 30.07.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

26. Application No : 24/00432/FPH
Date Received : 21.06.24
Location : 127 Raleigh Crescent Stevenage Herts SG2 0EB
Proposal : Replacement conservatory.
Date of Decision : 13.08.24
Decision : **Planning Permission is GRANTED**
27. Application No : 24/00435/FP
Date Received : 24.06.24
Location : 17 Faraday Road Stevenage Herts SG2 0BH
Proposal : Change of use from amenity land to residential use.
Date of Decision : 14.08.24
Decision : **Planning Permission is GRANTED**
28. Application No : 24/00440/FP
Date Received : 25.06.24
Location : 187 Webb Rise Stevenage Herts SG1 5QG
Proposal : Change of use from 4 bedroom dwellinghouse (Class C3) to 4 bedroom House of Multiple Occupation (Class C4)
Date of Decision : 16.08.24
Decision : **Planning Permission is GRANTED**
29. Application No : 24/00443/FPH
Date Received : 26.06.24
Location : 12 Goddard End Stevenage Herts SG2 7ER
Proposal : Single storey side and rear extension
Date of Decision : 15.08.24
Decision : **Planning Permission is GRANTED**

30. Application No : 24/00444/TPCA
Date Received : 26.06.24
Location : 1, 2, And 3 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : Crown reduction of 40% on 3no. silver birch trees and removal of 1no. silver birch tree
Date of Decision : 25.07.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
31. Application No : 24/00446/FP
Date Received : 27.06.24
Location : 81 Mobbsbury Way Stevenage Herts SG2 0HY
Proposal : Installation of new shop front
Date of Decision : 16.08.24
Decision : **Planning Permission is GRANTED**
32. Application No : 24/00447/FP
Date Received : 28.06.24
Location : 110 Ely Close Stevenage Herts SG1 4NR
Proposal : Proposed change of use from five-bedroom residential dwelling (C3) to 2no. one-bedroom flats (C3)
Date of Decision : 16.08.24
Decision : **Planning Permission is GRANTED**
33. Application No : 24/00449/FPH
Date Received : 28.06.24
Location : 80 Sefton Road Stevenage Herts SG1 5RL
Proposal : Two storey front and single storey rear extension
Date of Decision : 16.08.24
Decision : **Planning Permission is GRANTED**

34. Application No : 24/00453/COND
Date Received : 28.06.24
Location : 109 Hertford Road Stevenage Herts SG2 8SH
Proposal : Discharge of Conditions 4 (access arrangements) attached to planning permission reference number 23/00017/FPH
Date of Decision : 30.07.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
35. Application No : 24/00454/FP
Date Received : 01.07.24
Location : 14 Falcon Close Stevenage Herts SG2 9PG
Proposal : Change of use from amenity land to private residential garden.
Date of Decision : 20.08.24
Decision : **Planning Permission is GRANTED**
36. Application No : 24/00460/FPH
Date Received : 02.07.24
Location : Mountview 13 Weston Road Stevenage Herts
Proposal : Retention of outbuilding for use as home gym
Date of Decision : 07.08.24
Decision : **Planning Permission is GRANTED**
37. Application No : 24/00462/COND
Date Received : 02.07.24
Location : Land To The West Of Lytton Way Stevenage Herts
Proposal : Discharge of condition 12 (cycle parking) attached to planning permission reference numbers 19/00474/FPM (As approved at appeal under reference: APP/K1935/W/20/3255692), 23/00239/FPM and 23/00655/FPM.
Date of Decision : 20.08.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

38. Application No : 24/00463/FPH
Date Received : 03.07.24
Location : 25 Furzedown Stevenage Herts SG2 9EL
Proposal : Erection of single storey glass canopy attached to rear elevation
Date of Decision : 20.08.24
Decision : **Planning Permission is GRANTED**
39. Application No : 24/00472/CLPD
Date Received : 08.07.24
Location : Lister Hospital Coreys Mill Lane Stevenage Herts
Proposal : Lawful Development Certificate (Proposed) for construction of a three storey (with single storey link) extension to hospital building.
Date of Decision : 20.08.24
Decision : **Certificate of Lawfulness is APPROVED**
40. Application No : 24/00480/TPCA
Date Received : 10.07.24
Location : 2 The Priory Rectory Lane Stevenage Herts
Proposal : Fell 1 x Scots Pine
Date of Decision : 21.08.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
41. Application No : 24/00483/CLPD
Date Received : 11.07.24
Location : 20 Granby Road Stevenage Herts SG1 4AR
Proposal : Lawful Development Certificate for single storey rear extension
Date of Decision : 01.08.24
Decision : **Certificate of Lawfulness is APPROVED**

42. Application No : 24/00498/NMA
Date Received : 18.07.24
Location : Unit 3 Roaring Meg Retail Park London Road Stevenage
Proposal : Non material amendment to reserved matters approval 24/00285/FP to alter the wording of Condition 3
Date of Decision : 07.08.24
Decision : **Non Material Amendment AGREED**
43. Application No : 24/00535/NMA
Date Received : 26.07.24
Location : 7 The Forum Town Centre Stevenage Herts
Proposal : Non material amendment to reserved matters approval 19/00647/FPM to vary condition 24 (Drainage strategy) to adjust wording defining the timing of when relevant drainage detail is required
Date of Decision : 01.08.24
Decision : **Non Material Amendment AGREED**
44. Application No : 24/00547/NMA
Date Received : 01.08.24
Location : Roebuck Retail Park London Road Stevenage Hertfordshire
Proposal : Non material amendment to planning permission 21/00754/FPM to make amendments relating to the trees located to the south of the northernmost access point and that the wording of conditions 6, 8 and 10 be amended to reflect the submitted documents.
Date of Decision : 20.08.24
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework September 2023 and Planning Policy Guidance.